

202603130032

03/13/2026 11:34 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Michael T. Hughes and Alis M. Tortorelli
16419 Fir Island Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260725
Mar 13 2026
Amount Paid \$30547.49
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60031428-351

THE GRANTOR(S)
Hayton Farms, Inc., a Washington corporation

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
Michael T. Hughes and Alis M. Tortorelli, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting
title, which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn W 1/2, 29-34-3

Tax Parcel Number(s): 340329-0-013-0100/P115742 & 340329-0-012-0000/P22895 & 340329-0-014-0008/P22897
& 340329-0-011-0002/P133245

Dated: 3-12-26

Hayton Farms, Inc, a Washington Corporation

By: Robert Hayton
Robert Hayton, Sole Owner

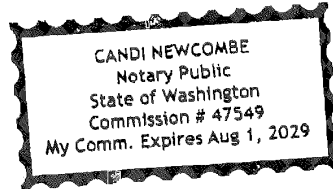
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 12 day of March, 2026, by Robert Hayton, Sole Owner of Hayton Farms, Inc.

Candi Newcombe
(Signature of notary public)

Stamp

Notary Public
(Title of office)



My commission expires: 8/1/29

EXHIBIT A LEGAL DESCRIPTION

Property Address: 16278 Best Road, Mount Vernon, WA 98273

Tax Parcel Number(s): 340329-0-013-0100/P115742 & 340329-0-012-0000/P22895 & 340329-0-014-0008/P22897 & 340329-0-011-0002/P133245

Property Description:

PARCEL "A":

That portion of Government Lots 6, 7, 8 and 9, and in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the right bank of Sullivan's Slough in said Section 29, said point bearing North $69^{\circ}57'$ West and distant 1,781.95 feet from the Southeast corner of said Section 29;
 thence North $5^{\circ}27'41''$ East 435 feet;
 thence North $84^{\circ}32'19''$ West 30 feet;
 thence North $5^{\circ}27'41''$ East 284.68 feet;
 thence North $57^{\circ}32'$ West 547.23 feet;
 thence North $22^{\circ}12'35''$ East 1,593.26 feet to a point on Porter Slough which bears North $72^{\circ}40'$ West and distant 1,563.10 feet from the East $\frac{1}{4}$ corner of said Section 29;
 thence along the Southerly bank of Porter Slough Northeasterly to the center of an unnamed slough at a point which bears North $54^{\circ}51'$ West a distant 1,207.10 feet from the East $\frac{1}{4}$ corner of said Section 29;
 thence along the center of said unnamed slough to a point which bears North $45^{\circ}34'$ West a distant 642 feet from the East $\frac{1}{4}$ corner of said Section 29;
 thence South $3^{\circ}57'30''$ East 452 feet, more or less, to the center line of the Section;
 thence West along said centerline 300 feet, more or less, to a point which shall be known as the Northwest corner of the Lester L. Johnson lands;
 thence South $3^{\circ}57'30''$ East 415 feet to the center of Johnson-Swanson Slough;
 thence Southwesterly along said slough to a point which bears North $46^{\circ}28'$ West a distance 1,634.7 feet from the Southeast corner of said Section 29;
 thence South $3^{\circ}28'$ West 572.5 feet to the bank of Sullivan Slough;
 thence Westerly along the bank of Slough to the point of beginning. Bearings are referenced to the East line of the Southeast $\frac{1}{4}$ as being North $0^{\circ}03'30''$ West,

EXCEPT dike and ditch right of way,

EXCEPT that portion described as follows:

Beginning at a point on the right bank of Sullivan Slough in Section 29, said point bearing North $69^{\circ}57'$ West and distant 1,781.95 feet from the Southeast corner of said Section 29;
 thence North $5^{\circ}27'41''$ East 435 feet;
 thence North $84^{\circ}32'19''$ West 30 feet;
 thence North $5^{\circ}27'41''$ East 284.68 feet, more or less, to the center of an unnamed slough;
 thence Easterly along said slough to its confluence with the Johnson-Swanson Slough;
 thence Southwesterly along the thread of Johnson-Swanson Slough to its intersection with Sullivan Slough;
 thence Westerly along the right bank of Sullivan Slough to the point of beginning.

AND EXCEPT that portion of Government Lot 7, Section 29, Township 34 North, Range 3 East, W.M., described as follows:

Commencing at a point on the right bank of Sullivan's Slough in Section 29, said point bearing North 69°57' West and distant 1,781.95 feet from the Southeast corner of said Section 29;
thence North 5°27'41" East 435 feet;
thence North 84°32'19" West 30 feet;
thence North 5°27'41" East 284.68 feet;
thence North 57°32' West 220.03 feet to the true point of beginning of this property description;
thence continuing North 57°32' West 327.20 feet;
thence North 22°12'35" East 725.09 feet to a point which bears North 0°08'02" West from the true point of beginning;
thence South 0°08'02" East along a line parallel to the East line of the Southeast ¼ of said Section 29 a distance of 846.93 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B"

That portion of the Northeast ¼ of the Southeast ¼ of Section 29, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the right bank of Sullivan's Slough in said Section 29, which point bears North 65°33'34" West, a distance of 1,341.02 feet from the Southeast corner of said Section 29;
thence North 3°28' East, 572.5 feet to the center of the Johnson-Swanson Slough;
thence Northeasterly along the center of said slough to a point which bears South 58°56' West, a distance of 811.9 feet from the East ¼ corner of said Section 29, the point of beginning;
thence North 3°57'30" West, a distance of 415 feet, more or less, to the North line of said Northeast ¼ of the Southeast ¼;
thence East along said line, 300 feet;
thence South 3°57'30" East, 234 feet, more or less, to the center of the said Johnson-Swanson Slough;
thence Southwesterly along said slough to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Government Lot 7, Section 29, Township 34 North, Range 3 East, W.M., described as follows:

Commencing at a point on the right bank of Sullivan's Slough in Section 29, said point bearing North 69°57' West and distant 1,781.95 feet from the Southeast corner of said Section 29;
thence North 5°27'41" East 435 feet;
thence North 84°32'19" West 30 feet;
thence North 5°27'41" East 284.68 feet;
thence North 57°32' West 547.23 feet;
thence North 22°12'35" East 725.09 feet to the true point of beginning of this property description;
thence continuing North 22°12'35" East 868.17 feet, more or less, to Southerly bank of Porter Slough;
thence in a Westerly direction along the Southerly bank of Porter Slough to a point which bears North 0°08'02" West 606.88 feet, more or less, from the true point of beginning;
thence South 0°08'02" East along a line parallel to the East line of the Southeast ¼ of said Section 29 a distance of 606.88 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

Lot 2 of Skagit County Short Plat No. 99-0023 approved September 10, 1999 and recorded September 13, 1999, under Auditor's File No. 199909130134, records of Skagit County, Washington; being a portion of Government Lot 6 and of the Northeast ¼ of the Southeast ¼ of Section 29, Township 34 North, Range 3 East, W.M.,

EXCEPT existing County road right of way;

AND ALSO EXCEPT Drainage District No. 15 ditch rights of way;

Situate in the County of Skagit, State of Washington.